HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

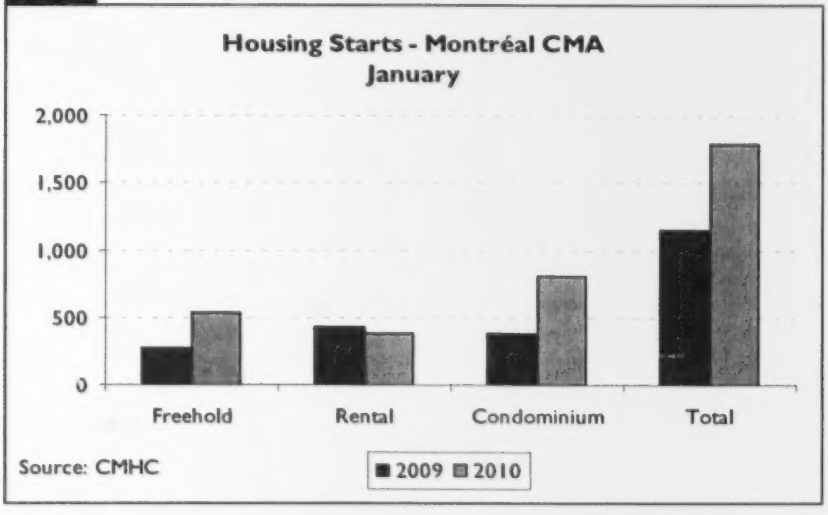
Date Released: February 2010

Montreal Metropolitan Area Housing Starts in January 2010

The latest starts survey conducted in January by Canada Mortgage and Housing Corporation (CMHC) revealed that 1,786 housing units were started in the Montréal census metropolitan area (CMA) in January 2010, compared to 1,153 in January 2009.

The year therefore began with a 55-per-cent increase in activity, following the 59-per-cent hike registered in December 2009. The rise in starts reflects a vigorous demand, stimulated by historically low mortgage rates and confronted with a limited supply on the resale market.

Figure 1



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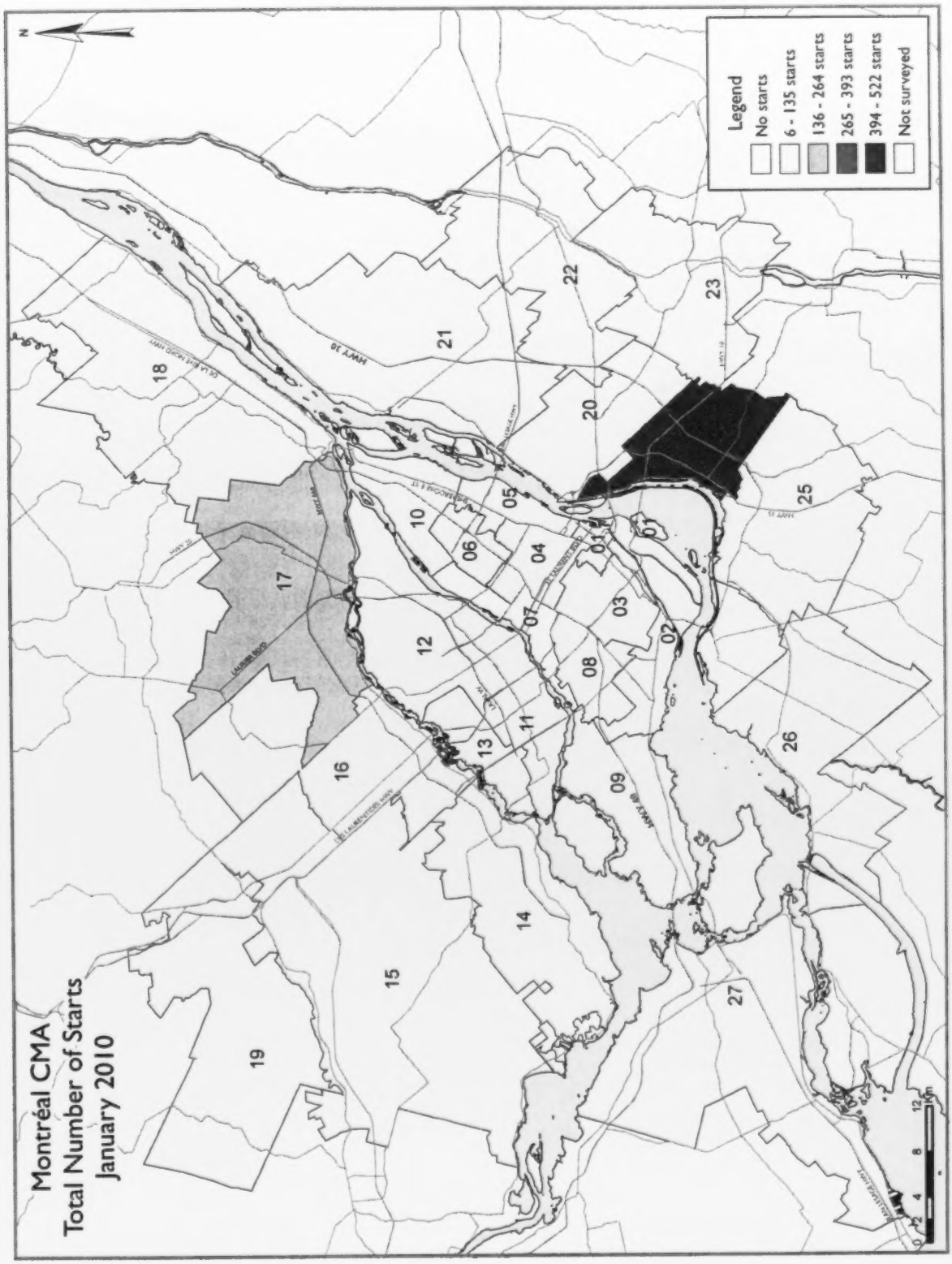
More and more buyers have been turning to the new home market, which, as a result, has now been experiencing a rebound, much like the one that the resale market has been enjoying for several months.

All market segments, except rental housing, posted marked increases in starts in January. The strongest was registered for condominiums, with 800 new units, compared to 375 in January 2009. The condominium market segment posted very high levels of activity in the last three months. Demand for units of this type has been strong since the summer, causing inventories to decline on the market and prompting builders to pick up the pace to meet this demand.

In the freehold home segment, starts of single-detached houses rose (+62 per cent) for a fifth straight month. This housing type is enjoying renewed popularity in the North Crown and South Crown and benefiting from a limited supply on the resale market. The increase in construction was also significant in the more affordable semi-detached and row home segment, where starts more than doubled. In the rental market segment, starts fell (-11 per cent) but still remained relatively high, as construction got under way on quite a few retirement housing units, particularly on the South Shore.

The results by sector revealed that 882 dwellings were started in the South Crown this past month, compared to 192 in January 2009. The exceptional level of activity in this sector resulted from the start of construction on many units intended for the seniors' housing market and close to 400 condominiums. The Island of Montréal also posted renewed growth (+39 per cent), which was largely attributable to condominium construction. It should be recalled that, on average, condominiums account for nearly 70 per cent of all housing units started on the Island of Montréal. Foundations were laid for more dwellings in the Vaudreuil-Soulanges sector, as well (+76 per cent), with a gain in single-detached home starts. Lastly, the North Crown sustained a decrease of 32 per cent in comparison with January 2009, but this result concealed increases in freehold home building (+86 per cent) and condominium activity (+3 per cent). The decline was due to the fact that many units intended for the retirement home market got under way in January 2009, which had then inflated the number of starts in this sector.


Montréal CMA
Total Number of Starts
January 2010
Legend
No starts
6 - 135 starts
136 - 264 starts
265 - 393 starts
394 - 522 starts
Not surveyed
N
01
02
03
04
05
06
08
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27

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2010	324	86	119	0	33	767	0	383	1,786
January 2009	200	40	38	0	0	375	0	428	1,153
% Change	62.0	115.0	**	n/a	n/a	104.5	n/a	-10.5	54.9
Year-to-date 2010	324	86	119	0	33	767	0	383	1,786
Year-to-date 2009	200	40	38	0	0	375	0	428	1,153
% Change	62.0	115.0	**	n/a	n/a	104.5	n/a	-10.5	54.9
UNDER CONSTRUCTION									
January 2010	2,189	444	656	0	216	6,302	0	2,804	13,071
January 2009	1,876	330	586	0	215	5,991	0	3,641	12,895
% Change	16.7	34.5	11.9	n/a	0.5	5.2	n/a	-23.0	1.4
COMPLETIONS									
January 2010	456	74	70	0	14	407	0	378	1,409
January 2009	420	48	77	0	20	441	0	394	1,400
% Change	8.6	54.2	-9.1	n/a	-30.0	-7.7	n/a	-4.1	0.6
Year-to-date 2010	456	74	70	0	14	407	0	378	1,409
Year-to-date 2009	420	48	77	0	20	441	0	394	1,400
% Change	8.6	54.2	-9.1	n/a	-30.0	-7.7	n/a	-4.1	0.6
COMPLETED & NOT ABSORBED									
January 2010	485	171	176	0	35	1,540	4	2,198	4,609
January 2009	655	153	138	0	73	1,631	5	2,424	5,079
% Change	-26.0	11.8	27.5	n/a	-52.1	-5.6	-20.0	-9.3	-9.3
ABSORBED									
January 2010	482	71	79	0	17	560	2	324	1,535
January 2009	415	48	83	0	24	442	0	405	1,417
% Change	16.1	47.9	-4.8	n/a	-29.2	26.7	n/a	-20.0	8.3
Year-to-date 2010	482	71	79	0	17	560	2	324	1,535
Year-to-date 2009	415	48	83	0	24	442	0	405	1,417
% Change	16.1	47.9	-4.8	n/a	-29.2	26.7	n/a	-20.0	8.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket January 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
January 2010	17	12	42	0	29	221	0	15	385
January 2009	17	22	20	0	0	145	0	0	276
Laval									
January 2010	34	4	0	0	0	3	0	3	44
January 2009	28	2	0	0	0	101	0	258	389
Rive-Nord									
January 2010	121	18	65	0	0	140	0	43	387
January 2009	74	8	18	0	0	38	0	108	246
Rive-Sud									
January 2010	106	44	8	0	4	387	0	308	882
January 2009	56	4	0	0	0	85	0	47	192
Vaudreuil-Soulanges									
January 2010	46	8	4	0	0	16	0	14	88
January 2009	25	4	0	0	0	6	0	15	50
Montréal CMA									
January 2010	324	86	119	0	33	767	0	383	1,786
January 2009	200	40	38	0	0	375	0	428	1,153
UNDER CONSTRUCTION									
Île de Montréal									
January 2010	191	72	135	0	131	3,069	0	394	4,317
January 2009	166	98	106	0	142	3,281	0	374	4,337
Laval									
January 2010	336	76	71	0	8	765	0	478	1,778
January 2009	262	44	162	0	0	675	0	1,313	2,456
Rive-Nord									
January 2010	853	82	292	0	8	740	0	452	2,457
January 2009	737	46	245	0	0	743	0	785	2,606
Rive-Sud									
January 2010	576	200	118	0	49	1,481	0	1,213	3,698
January 2009	497	124	46	0	69	1,255	0	1,118	3,109
Vaudreuil-Soulanges									
January 2010	233	14	40	0	20	247	0	267	821
January 2009	214	18	27	0	4	37	0	51	387
Montréal CMA									
January 2010	2,189	444	656	0	216	6,302	0	2,804	13,071
January 2009	1,876	330	586	0	215	5,991	0	3,641	12,895

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
January 2010	32	14	2	0	14	144	0	152	368
January 2009	33	6	22	0	5	298	0	300	664
Laval									
January 2010	65	10	4	0	0	41	0	126	246
January 2009	60	10	12	0	0	36	0	15	133
Rive-Nord									
January 2010	164	8	41	0	0	59	0	63	335
January 2009	178	4	29	0	0	45	0	42	298
Rive-Sud									
January 2010	168	40	19	0	0	143	0	34	404
January 2009	111	24	6	0	15	62	0	37	255
Vaudreuil-Soulanges									
January 2010	27	2	4	0	0	20	0	3	56
January 2009	38	4	8	0	0	0	0	0	50
Montréal CMA									
January 2010	456	74	70	0	14	407	0	378	1,409
January 2009	420	48	77	0	20	441	0	394	1,400
COMPLETED & NOT ABSORBED									
Île de Montréal									
January 2010	41	30	45	0	20	574	0	728	1,438
January 2009	53	32	19	0	34	891	0	1,457	2,486
Laval									
January 2010	59	15	36	0	0	314	0	685	1,109
January 2009	94	24	30	0	0	207	0	225	580
Rive-Nord									
January 2010	246	32	68	0	2	249	0	475	1,072
January 2009	288	37	46	0	3	272	0	588	1,234
Rive-Sud									
January 2010	96	84	22	0	13	373	0	303	891
January 2009	164	51	24	0	29	174	5	145	592
Vaudreuil-Soulanges									
January 2010	43	10	5	0	0	30	4	7	99
January 2009	56	9	19	0	7	87	0	9	187
Montréal CMA									
January 2010	485	171	176	0	35	1,540	4	2,198	4,609
January 2009	655	153	138	0	73	1,631	5	2,424	5,079

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
January 2010	35	12	12	0	17	248	0	76	400
January 2009	33	7	38	0	10	273	0	221	582
Laval									
January 2010	74	7	1	0	0	79	0	124	285
January 2009	67	10	6	0	0	34	0	75	192
Rive-Nord									
January 2010	165	9	41	0	0	59	0	67	341
January 2009	165	3	26	0	0	62	0	74	330
Rive-Sud									
January 2010	179	42	20	0	0	168	0	54	463
January 2009	103	25	5	0	14	70	0	31	248
Vaudreuil-Soulanges									
January 2010	29	1	5	0	0	6	2	3	46
January 2009	47	3	8	0	0	3	0	4	65
Montréal CMA									
January 2010	482	71	79	0	17	560	2	324	1,535
January 2009	415	48	83	0	24	442	0	405	1,417

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Montréal CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233
% Change	2.8	21.6	50.7	n/a	13.3	-9.9	**	9.5	1.8
2006	7,793	758	673	0	472	7,578	4	4,846	22,813
% Change	-8.8	-16.5	60.2	n/a	-39.9	-5.0	n/a	-1.2	-9.9
2005	8,544	908	420	0	785	7,973	0	4,904	25,317
% Change	-19.2	-24.7	6.3	n/a	10.9	-14.7	-100.0	-17.6	-11.7
2004	10,576	1,206	395	0	708	9,345	5	5,949	28,673
% Change	2.1	22.9	9.4	n/a	44.2	26.2	n/a	36.9	17.9
2003	10,360	981	361	0	491	7,402	0	4,347	24,321
% Change	-0.5	18.5	1.4	n/a	-28.2	48.0	-100.0	38.0	18.3
2002	10,416	828	356	0	684	5,003	7	3,151	20,554
% Change	45.7	32.1	**	n/a	13.4	58.3	n/a	88.8	54.5
2001	7,151	627	90	0	603	3,160	0	1,669	13,300
% Change	5.2	6.8	-45.1	n/a	-1.3	7.9	-100.0	0.2	4.2
2000	6,800	587	164	0	611	2,928	10	1,666	12,766

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type January 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Zone 1	0	0	0	0	0	0	55	0	55	0	n/a
Zone 2	0	0	0	0	23	6	54	11	77	17	**
Zone 3	3	1	0	0	0	0	3	58	6	59	-89.8
Zone 4	0	0	0	0	0	0	28	98	28	98	-71.4
Zone 5	0	0	0	0	13	0	35	22	48	22	118.2
Zone 6	1	0	0	0	8	0	0	0	9	0	n/a
Zone 7	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 8	1	3	0	2	27	10	90	4	118	19	**
Zone 9	4	8	0	2	0	0	20	0	24	10	140.0
Zone 10	8	4	12	18	0	0	0	28	20	50	-60.0
Zone 11	12	13	0	0	0	0	3	111	15	124	-87.9
Zone 12	12	3	0	2	0	0	0	248	12	253	-95.3
Zone 13	10	12	4	0	0	0	3	0	17	12	41.7
Zone 14	16	8	2	0	0	6	24	8	42	22	90.9
Zone 15	15	4	0	0	0	0	16	0	31	4	**
Zone 16	4	5	0	0	0	0	6	0	10	5	100.0
Zone 17	35	13	2	2	11	6	104	41	152	62	145.2
Zone 18	29	13	12	4	0	0	26	18	67	35	91.4
Zone 19	22	31	2	2	0	0	61	85	85	118	-28.0
Zone 20	19	3	6	0	0	0	19	10	44	13	**
Zone 21	20	5	10	4	0	0	38	57	68	66	3.0
Zone 22	22	9	2	0	29	0	38	9	91	18	**
Zone 23	8	4	6	0	0	0	0	0	14	4	**
Zone 24	9	11	12	0	3	0	498	45	522	56	**
Zone 25	3	11	2	0	3	0	44	8	52	19	173.7
Zone 26	25	13	6	0	0	0	60	3	91	16	**
Zone 27	46	25	8	4	4	0	30	21	88	50	76.0
Montréal CMA	324	200	86	40	121	28	1,255	885	1,786	1,153	54.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	0	0	0	0	0	0	55	0	55	0	n/a
Zone 2	0	0	0	0	23	6	54	11	77	17	**
Zone 3	3	1	0	0	0	0	3	58	6	59	-89.8
Zone 4	0	0	0	0	0	0	28	98	28	98	-71.4
Zone 5	0	0	0	0	13	0	35	22	48	22	118.2
Zone 6	1	0	0	0	8	0	0	0	9	0	n/a
Zone 7	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 8	1	3	0	2	27	10	90	4	118	19	**
Zone 9	4	8	0	2	0	0	20	0	24	10	140.0
Zone 10	8	4	12	18	0	0	0	28	20	50	-60.0
Zone 11	12	13	0	0	0	0	3	111	15	124	-87.9
Zone 12	12	3	0	2	0	0	0	248	12	253	-95.3
Zone 13	10	12	4	0	0	0	3	0	17	12	41.7
Zone 14	16	8	2	0	0	6	24	8	42	22	90.9
Zone 15	15	4	0	0	0	0	16	0	31	4	**
Zone 16	4	5	0	0	0	0	6	0	10	5	100.0
Zone 17	35	13	2	2	11	6	104	41	152	62	145.2
Zone 18	29	13	12	4	0	0	26	18	67	35	91.4
Zone 19	22	31	2	2	0	0	61	85	85	118	-28.0
Zone 20	19	3	6	0	0	0	19	10	44	13	**
Zone 21	20	5	10	4	0	0	38	57	68	66	3.0
Zone 22	22	9	2	0	29	0	38	9	91	18	**
Zone 23	8	4	6	0	0	0	0	0	14	4	**
Zone 24	9	11	12	0	3	0	498	45	522	56	**
Zone 25	3	11	2	0	3	0	44	8	52	19	173.7
Zone 26	25	13	6	0	0	0	60	3	91	16	**
Zone 27	46	25	8	4	4	0	30	21	88	50	76.0
Montréal CMA	324	200	86	40	121	28	1,255	885	1,786	1,153	54.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Zone 1	0	0	0	0	0	0	6	0
Zone 2	23	6	0	0	54	11	0	0
Zone 3	0	0	0	0	3	58	0	0
Zone 4	0	0	0	0	28	26	0	0
Zone 5	13	0	0	0	26	22	9	0
Zone 6	8	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	27	10	0	0	90	4	0	0
Zone 9	0	0	0	0	20	0	0	0
Zone 10	0	0	0	0	0	28	0	0
Zone 11	0	0	0	0	0	89	3	22
Zone 12	0	0	0	0	0	12	0	236
Zone 13	0	0	0	0	3	0	0	0
Zone 14	0	6	0	0	18	2	6	6
Zone 15	0	0	0	0	16	0	0	0
Zone 16	0	0	0	0	6	0	0	0
Zone 17	11	6	0	0	96	24	8	17
Zone 18	0	0	0	0	8	18	18	0
Zone 19	0	0	0	0	50	0	11	85
Zone 20	0	0	0	0	19	10	0	0
Zone 21	0	0	0	0	32	22	6	35
Zone 22	4	0	0	0	35	9	3	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	3	0	0	0	235	36	263	9
Zone 25	3	0	0	0	44	8	0	0
Zone 26	0	0	0	0	24	0	36	3
Zone 27	4	0	0	0	16	6	14	15
Montréal CMA	96	28	0	0	823	385	383	428

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	0	0	0	0	0	6	0
Zone 2	23	6	0	0	54	11	0	0
Zone 3	0	0	0	0	3	58	0	0
Zone 4	0	0	0	0	28	26	0	0
Zone 5	13	0	0	0	26	22	9	0
Zone 6	8	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	0	0
Zone 8	27	10	0	0	90	4	0	0
Zone 9	0	0	0	0	20	0	0	0
Zone 10	0	0	0	0	0	28	0	0
Zone 11	0	0	0	0	0	89	3	22
Zone 12	0	0	0	0	0	12	0	236
Zone 13	0	0	0	0	3	0	0	0
Zone 14	0	6	0	0	18	2	6	6
Zone 15	0	0	0	0	16	0	0	0
Zone 16	0	0	0	0	6	0	0	0
Zone 17	11	6	0	0	96	24	8	17
Zone 18	0	0	0	0	8	18	18	0
Zone 19	0	0	0	0	50	0	11	85
Zone 20	0	0	0	0	19	10	0	0
Zone 21	0	0	0	0	32	22	6	35
Zone 22	4	0	0	0	35	9	3	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	3	0	0	0	235	36	263	9
Zone 25	3	0	0	0	44	8	0	0
Zone 26	0	0	0	0	24	0	36	3
Zone 27	4	0	0	0	16	6	14	15
Montréal CMA	96	28	0	0	823	385	383	428

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Zone 1	0	0	0	0	6	0	55	0
Zone 2	16	8	61	9	0	0	77	17
Zone 3	3	1	3	58	0	0	6	59
Zone 4	0	2	28	24	0	0	28	98
Zone 5	8	0	31	22	9	0	48	22
Zone 6	9	0	0	0	0	0	9	0
Zone 7	0	1	0	0	0	0	0	1
Zone 8	11	15	107	4	0	0	118	19
Zone 9	4	10	20	0	0	0	24	10
Zone 10	20	22	0	28	0	0	20	50
Zone 11	12	13	0	89	3	22	15	124
Zone 12	12	5	0	12	0	236	12	253
Zone 13	14	12	3	0	0	0	17	12
Zone 14	18	16	18	0	6	6	42	22
Zone 15	31	4	0	0	0	0	31	4
Zone 16	10	5	0	0	0	0	10	5
Zone 17	64	23	80	22	8	17	152	62
Zone 18	43	19	6	16	18	0	67	35
Zone 19	38	33	36	0	11	85	85	118
Zone 20	27	3	17	10	0	0	44	13
Zone 21	30	9	32	22	6	35	68	66
Zone 22	24	9	39	9	3	0	91	18
Zone 23	14	4	0	0	0	0	14	4
Zone 24	24	11	235	36	263	9	522	56
Zone 25	8	11	44	8	0	0	52	19
Zone 26	31	13	24	0	36	3	91	16
Zone 27	58	29	16	6	14	15	88	50
Montréal CMA	529	278	800	375	383	428	1,786	1,153

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	0	0	0	6	0	55	0
Zone 2	16	8	61	9	0	0	77	17
Zone 3	3	1	3	58	0	0	6	59
Zone 4	0	2	28	24	0	0	28	98
Zone 5	8	0	31	22	9	0	48	22
Zone 6	9	0	0	0	0	0	9	0
Zone 7	0	1	0	0	0	0	0	1
Zone 8	11	15	107	4	0	0	118	19
Zone 9	4	10	20	0	0	0	24	10
Zone 10	20	22	0	28	0	0	20	50
Zone 11	12	13	0	89	3	22	15	124
Zone 12	12	5	0	12	0	236	12	253
Zone 13	14	12	3	0	0	0	17	12
Zone 14	18	16	18	0	6	6	42	22
Zone 15	31	4	0	0	0	0	31	4
Zone 16	10	5	0	0	0	0	10	5
Zone 17	64	23	80	22	8	17	152	62
Zone 18	43	19	6	16	18	0	67	35
Zone 19	38	33	36	0	11	85	85	118
Zone 20	27	3	17	10	0	0	44	13
Zone 21	30	9	32	22	6	35	68	66
Zone 22	24	9	39	9	3	0	91	18
Zone 23	14	4	0	0	0	0	14	4
Zone 24	24	11	235	36	263	9	522	56
Zone 25	8	11	44	8	0	0	52	19
Zone 26	31	13	24	0	36	3	91	16
Zone 27	58	29	16	6	14	15	88	50
Montréal CMA	529	278	800	375	383	428	1,786	1,153

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type January 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	% Change
Zone 1	0	0	4	2	0	11	0	0	4	13	-69.2
Zone 2	0	1	0	0	6	0	30	158	36	159	-77.4
Zone 3	1	0	0	0	0	0	0	30	1	30	-96.7
Zone 4	0	0	0	0	0	0	139	30	139	30	**
Zone 5	0	0	0	0	0	8	84	291	84	299	-71.9
Zone 6	3	1	0	0	0	0	0	0	3	1	200.0
Zone 7	1	1	0	0	0	0	22	0	23	1	**
Zone 8	4	5	2	0	8	5	8	32	22	42	-47.6
Zone 9	14	18	4	2	0	3	10	16	28	39	-28.2
Zone 10	9	7	4	2	0	0	15	41	28	50	-44.0
Zone 11	15	15	0	4	4	12	57	33	76	64	18.8
Zone 12	22	13	8	2	0	0	105	12	135	27	**
Zone 13	28	32	2	4	0	0	5	6	35	42	-16.7
Zone 14	23	28	0	0	0	6	0	2	23	36	-36.1
Zone 15	15	16	0	0	0	0	20	14	35	30	16.7
Zone 16	15	24	2	4	5	0	79	20	101	48	110.4
Zone 17	45	51	0	0	12	3	12	33	69	87	-20.7
Zone 18	34	33	6	0	0	0	9	6	49	39	25.6
Zone 19	32	26	0	0	0	0	26	32	58	58	0.0
Zone 20	23	13	2	0	0	0	29	22	54	35	54.3
Zone 21	18	11	6	4	0	0	10	28	34	43	-20.9
Zone 22	28	21	6	4	6	11	44	15	84	51	64.7
Zone 23	31	14	6	6	0	0	21	0	58	20	190.0
Zone 24	20	16	4	4	0	7	63	22	87	49	77.6
Zone 25	14	14	6	6	9	3	14	12	43	35	22.9
Zone 26	34	22	10	0	0	0	0	0	44	22	100.0
Zone 27	27	38	2	4	4	8	23	0	56	50	12.0
Montréal CMA	456	420	74	48	54	77	825	855	1,409	1,400	0.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - January 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Zone 1	0	0	4	2	0	11	0	0	4	13	-69.2
Zone 2	0	1	0	0	6	0	30	158	36	159	-77.4
Zone 3	1	0	0	0	0	0	0	30	1	30	-96.7
Zone 4	0	0	0	0	0	0	139	30	139	30	**
Zone 5	0	0	0	0	0	8	84	291	84	299	-71.9
Zone 6	3	1	0	0	0	0	0	0	3	1	200.0
Zone 7	1	1	0	0	0	0	22	0	23	1	**
Zone 8	4	5	2	0	8	5	8	32	22	42	-47.6
Zone 9	14	18	4	2	0	3	10	16	28	39	-28.2
Zone 10	9	7	4	2	0	0	15	41	28	50	-44.0
Zone 11	15	15	0	4	4	12	57	33	76	64	18.8
Zone 12	22	13	8	2	0	0	105	12	135	27	**
Zone 13	28	32	2	4	0	0	5	6	35	42	-16.7
Zone 14	23	28	0	0	0	6	0	2	23	36	-36.1
Zone 15	15	16	0	0	0	0	20	14	35	30	16.7
Zone 16	15	24	2	4	5	0	79	20	101	48	110.4
Zone 17	45	51	0	0	12	3	12	33	69	87	-20.7
Zone 18	34	33	6	0	0	0	9	6	49	39	25.6
Zone 19	32	26	0	0	0	0	26	32	58	58	0.0
Zone 20	23	13	2	0	0	0	29	22	54	35	54.3
Zone 21	18	11	6	4	0	0	10	28	34	43	-20.9
Zone 22	28	21	6	4	6	11	44	15	84	51	64.7
Zone 23	31	14	6	6	0	0	21	0	58	20	190.0
Zone 24	20	16	4	4	0	7	63	22	87	49	77.6
Zone 25	14	14	6	6	9	3	14	12	43	35	22.9
Zone 26	34	22	10	0	0	0	0	0	44	22	100.0
Zone 27	27	38	2	4	4	8	23	0	56	50	12.0
Montréal CMA	456	420	74	48	54	77	825	855	1,409	1,400	0.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Zone 1	0	11	0	0	0	0	0	0
Zone 2	6	0	0	0	30	155	0	3
Zone 3	0	0	0	0	0	30	0	0
Zone 4	0	0	0	0	67	30	72	0
Zone 5	0	8	0	0	14	0	70	291
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	19	0	3	0
Zone 8	8	5	0	0	8	32	0	0
Zone 9	0	3	0	0	0	16	0	0
Zone 10	0	0	0	0	8	35	7	6
Zone 11	4	12	0	0	36	18	21	15
Zone 12	0	0	0	0	0	12	105	0
Zone 13	0	0	0	0	5	6	0	0
Zone 14	0	6	0	0	0	2	0	0
Zone 15	0	0	0	0	20	10	0	4
Zone 16	5	0	0	0	52	20	27	0
Zone 17	12	3	0	0	9	21	3	12
Zone 18	0	0	0	0	0	6	9	0
Zone 19	0	0	0	0	2	6	24	26
Zone 20	0	0	0	0	17	22	12	0
Zone 21	0	0	0	0	8	28	2	0
Zone 22	6	11	0	0	41	0	3	15
Zone 23	0	0	0	0	13	0	8	0
Zone 24	0	7	0	0	54	12	9	10
Zone 25	9	3	0	0	14	0	0	12
Zone 26	0	0	0	0	0	0	0	0
Zone 27	4	8	0	0	20	0	3	0
Montréal CMA	54	77	0	0	437	461	378	394

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	0	11	0	0	0	0	0	0
Zone 2	6	0	0	0	30	155	0	3
Zone 3	0	0	0	0	0	30	0	0
Zone 4	0	0	0	0	67	30	72	0
Zone 5	0	8	0	0	14	0	70	291
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	19	0	3	0
Zone 8	8	5	0	0	8	32	0	0
Zone 9	0	3	0	0	0	16	0	0
Zone 10	0	0	0	0	8	35	7	6
Zone 11	4	12	0	0	36	18	21	15
Zone 12	0	0	0	0	0	12	105	0
Zone 13	0	0	0	0	5	6	0	0
Zone 14	0	6	0	0	0	2	0	0
Zone 15	0	0	0	0	20	10	0	4
Zone 16	5	0	0	0	52	20	27	0
Zone 17	12	3	0	0	9	21	3	12
Zone 18	0	0	0	0	0	6	9	0
Zone 19	0	0	0	0	2	6	24	26
Zone 20	0	0	0	0	17	22	12	0
Zone 21	0	0	0	0	8	28	2	0
Zone 22	6	11	0	0	41	0	3	15
Zone 23	0	0	0	0	13	0	8	0
Zone 24	0	7	0	0	54	12	9	10
Zone 25	9	3	0	0	14	0	0	12
Zone 26	0	0	0	0	0	0	0	0
Zone 27	4	8	0	0	20	0	3	0
Montréal CMA	54	77	0	0	437	461	378	394

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009	Jan 2010	Jan 2009
Zone 1	4	13	0	0	0	0	4	13
Zone 2	0	1	36	155	0	3	36	159
Zone 3	1	0	0	30	0	0	1	30
Zone 4	2	0	65	30	72	0	139	30
Zone 5	0	8	14	0	70	291	84	299
Zone 6	3	1	0	0	0	0	3	1
Zone 7	1	1	19	0	3	0	23	1
Zone 8	6	5	16	37	0	0	22	42
Zone 9	18	23	0	16	0	0	28	39
Zone 10	13	9	8	35	7	6	28	50
Zone 11	19	31	36	18	21	15	76	64
Zone 12	30	15	0	12	105	0	135	27
Zone 13	30	36	5	6	0	0	35	42
Zone 14	23	36	0	0	0	0	23	36
Zone 15	29	26	6	0	0	4	35	30
Zone 16	24	30	50	18	27	0	101	48
Zone 17	63	54	3	21	3	12	69	87
Zone 18	40	33	0	6	9	0	49	39
Zone 19	34	32	0	0	24	26	58	58
Zone 20	25	13	17	22	12	0	54	35
Zone 21	24	15	8	28	2	0	34	43
Zone 22	40	28	41	8	3	15	84	51
Zone 23	41	20	9	0	8	0	58	20
Zone 24	24	20	54	19	9	10	87	49
Zone 25	29	23	14	0	0	12	43	35
Zone 26	44	22	0	0	0	0	44	22
Zone 27	33	50	20	0	3	0	56	50
Montréal CMA	600	545	421	461	378	394	1,409	1,400

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - January 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	4	13	0	0	0	0	4	13
Zone 2	0	1	36	155	0	3	36	159
Zone 3	1	0	0	30	0	0	1	30
Zone 4	2	0	65	30	72	0	139	30
Zone 5	0	8	14	0	70	291	84	299
Zone 6	3	1	0	0	0	0	3	1
Zone 7	1	1	19	0	3	0	23	1
Zone 8	6	5	16	37	0	0	22	42
Zone 9	18	23	0	16	0	0	28	39
Zone 10	13	9	8	35	7	6	28	50
Zone 11	19	31	36	18	21	15	76	64
Zone 12	30	15	0	12	105	0	135	27
Zone 13	30	36	5	6	0	0	35	42
Zone 14	23	36	0	0	0	0	23	36
Zone 15	29	26	6	0	0	4	35	30
Zone 16	24	30	50	18	27	0	101	48
Zone 17	63	54	3	21	3	12	69	87
Zone 18	40	33	0	6	9	0	49	39
Zone 19	34	32	0	0	24	26	58	58
Zone 20	25	13	17	22	12	0	54	35
Zone 21	24	15	8	28	2	0	34	43
Zone 22	40	28	41	8	3	15	84	51
Zone 23	41	20	9	0	8	0	58	20
Zone 24	24	20	54	19	9	10	87	49
Zone 25	29	23	14	0	0	12	43	35
Zone 26	44	22	0	0	0	0	44	22
Zone 27	33	50	20	0	3	0	56	50
Montréal CMA	600	545	421	461	378	394	1,409	1,400

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
January 2010	0	0.0	3	11.1	6	22.2	10	37.0	8	29.6	27	430,000	488,727
January 2009	0	0.0	6	18.2	13	39.4	7	21.2	7	21.2	33	380,000	432,727
Year-to-date 2010	0	0.0	3	11.1	6	22.2	10	37.0	8	29.6	27	430,000	488,727
Year-to-date 2009	0	0.0	6	18.2	13	39.4	7	21.2	7	21.2	33	380,000	432,727
Laval													
January 2010	0	0.0	4	5.6	23	32.4	18	25.4	26	36.6	71	410,000	452,944
January 2009	0	0.0	3	4.5	22	32.8	27	40.3	15	22.4	67	400,000	442,269
Year-to-date 2010	0	0.0	4	5.6	23	32.4	18	25.4	26	36.6	71	410,000	452,944
Year-to-date 2009	0	0.0	3	4.5	22	32.8	27	40.3	15	22.4	67	400,000	442,269
North Shore													
January 2010	0	0.0	54	40.6	55	41.4	17	12.8	7	5.3	133	325,000	336,726
January 2009	5	3.0	68	41.2	48	29.1	32	19.4	12	7.3	165	310,000	340,952
Year-to-date 2010	0	0.0	54	40.6	55	41.4	17	12.8	7	5.3	133	325,000	336,726
Year-to-date 2009	5	3.0	68	41.2	48	29.1	32	19.4	12	7.3	165	310,000	340,952
South Shore													
January 2010	17	13.6	57	45.6	27	21.6	16	12.8	8	6.4	125	265,000	301,792
January 2009	4	3.9	35	34.0	34	33.0	19	18.4	11	10.7	103	310,000	338,680
Year-to-date 2010	17	13.6	57	45.6	27	21.6	16	12.8	8	6.4	125	265,000	301,792
Year-to-date 2009	4	3.9	35	34.0	34	33.0	19	18.4	11	10.7	103	310,000	338,680
Vaudreuil-Soulanges													
January 2010	1	5.6	4	22.2	5	27.8	5	27.8	3	16.7	18	391,660	385,177
January 2009	9	19.1	10	21.3	14	29.8	12	25.5	2	4.3	47	325,000	318,191
Year-to-date 2010	1	5.6	4	22.2	5	27.8	5	27.8	3	16.7	18	391,660	385,177
Year-to-date 2009	9	19.1	10	21.3	14	29.8	12	25.5	2	4.3	47	325,000	318,191
Montréal CMA													
January 2010	18	4.8	122	32.6	116	31.0	66	17.6	52	13.9	374	349,500	360,418
January 2009	18	4.3	122	29.4	131	31.6	97	23.4	47	11.3	415	350,000	361,465
Year-to-date 2010	18	4.8	122	32.6	116	31.0	66	17.6	52	13.9	374	349,500	360,418
Year-to-date 2009	18	4.3	122	29.4	131	31.6	97	23.4	47	11.3	415	350,000	361,465

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2010

Submarket	Jan 2010	Jan 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	478,271	432,632	10.5	478,271	432,632	10.5
Zone 10	361,967	--	n/a	361,967	--	n/a
Zone 11	550,222	605,231	-9.1	550,222	605,231	-9.1
Zone 12	484,381	--	n/a	484,381	--	n/a
Zone 13	377,594	389,644	-3.1	377,594	389,644	-3.1
Zone 14	325,500	283,200	14.9	325,500	283,200	14.9
Zone 15	338,059	306,538	10.3	338,059	306,538	10.3
Zone 16	--	441,810	n/a	--	441,810	n/a
Zone 17	359,111	373,039	-3.7	359,111	373,039	-3.7
Zone 18	315,357	326,700	-3.5	315,357	326,700	-3.5
Zone 19	301,504	283,520	6.3	301,504	283,520	6.3
Zone 20	287,500	--	n/a	287,500	--	n/a
Zone 21	270,647	355,833	-23.9	270,647	355,833	-23.9
Zone 22	345,296	360,429	-4.2	345,296	360,429	-4.2
Zone 23	192,500	292,000	-34.1	192,500	292,000	-34.1
Zone 24	465,545	409,615	13.7	465,545	409,615	13.7
Zone 25	320,000	405,769	-21.1	320,000	405,769	-21.1
Zone 26	264,964	248,571	6.6	264,964	248,571	6.6
Zone 27	385,177	318,191	21.1	385,177	318,191	21.1
Montréal CMA	360,418	361,465	-0.3	360,418	361,465	-0.3

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators January 2010										
		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
2010	January	610	3.60	5.49		114.0	1,907	9.1	67.2	759
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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